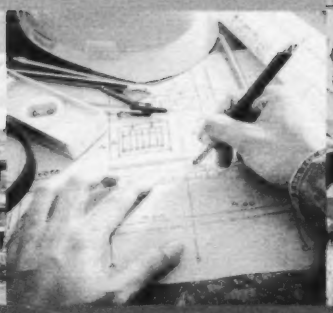
HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Montréal

Date Released: September 2016



Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

SUBSCRIBE NOW!

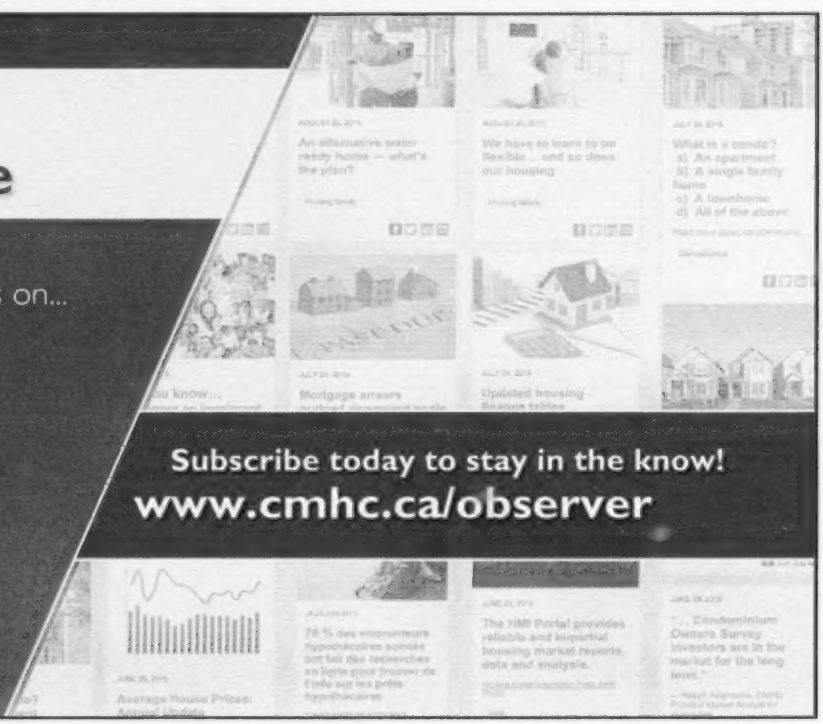
Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

Housing Observer Online

Featuring quick reads and videos on...

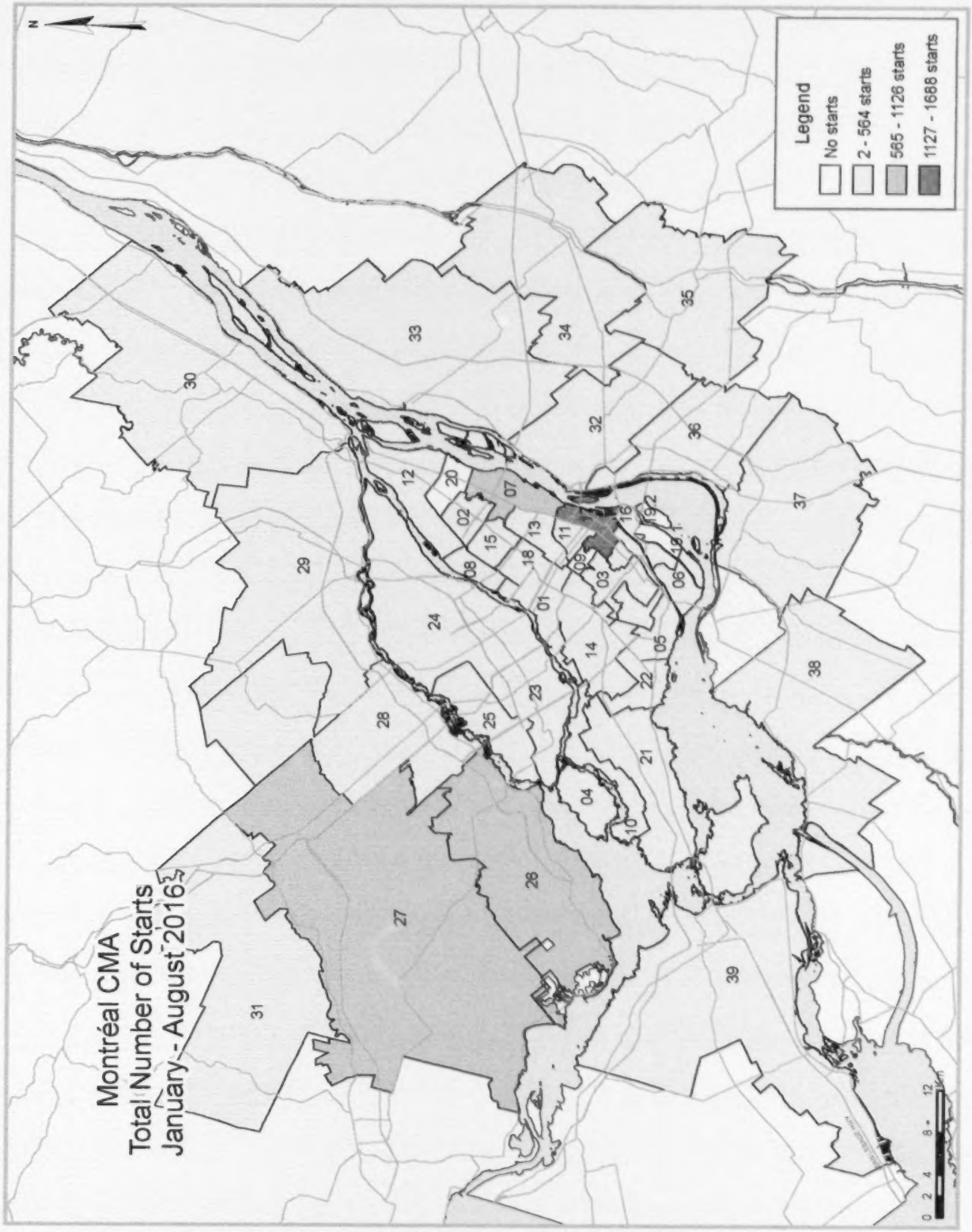
- Analysis and data
- Timely insights
- Updates to housing conditions and trends & *much more!*

All links can be shared in social media friendly formats!



Subscribe today to stay in the know!

www.cmhc.ca/observer


Montréal CMA
Total Number of Starts
January - August 2016
Legend
No starts
2 - 564 starts
565 - 1126 starts
1127 - 1688 starts
N
0 2 4 8 12

ZONE DESCRIPTIONS - MONTRÉAL CMA	
Zone 1	Borough - Ahuntsic-Cartierville
Zone 2	Borough - Anjou
Zone 3	Borough - Côte-Des-Neiges - Notre-Dame-de-Grâce
Zone 4	Borough - L'Île-Bizard - Sainte-Geneviève
Zone 5	Borough - Lachine
Zone 6	Borough - Lasalle
Zone 7	Borough - Mercier - Hochelaga-Maisonneuve
Zone 8	Borough - Montréal -Nord
Zone 9	Borough - Outremont
Zone 10	Borough - Pierrefonds-Roxboro
Zone 11	Borough - Le Plateau Mont-Royal
Zone 12	Borough - Rivière-des-Prairies - Pointe-aux-Trembles
Zone 13	Borough - Rosemont - La Petite-Patrie
Zone 14	Borough - Saint-Laurent
Zone 15	Borough - Saint-Léonard
Zone 16	Borough - Le Sud Ouest
Zone 17	Borough - Ville-Marie
Zone 18	Borough - Villeray - Saint-Michel - Parc-Extension
Zone 19.1	Borough - Verdun, Verdun part
Zone 19.2	Borough -Verdun, Île-Des-Soeurs part
Zone 20	Montréal-Est
Zone 21	Baie-d'Urfé, Beaconsfield, Kirkland, Pointe-Claire, Sainte-Anne-de-Bellevue, Senneville, Dollard-des-Ormeaux
Zone 22	Dorval, Hampstead, Côte-Saint-Luc, Montréal-Ouest, Mont-Royal, Westmount
Zone 23	Laval (Chomedey, Sainte-Dorothée, Laval-sur-le-Lac).
Zone 24	Laval (Auteuil, Duvernay, Laval-des-Rapides, Pont-Viau, Saint-François, Saint-Vincent-de-Paul, Vimont).
Zone 25	Laval (Fabreville, Laval-Ouest, Sainte-Rose).
Zone 26	MRC Deux-Montagnes (Deux-Montagnes, Oka, Pointe-Calumet, Saint-Eustache, Saint-Joseph-du-Lac, Sainte-Marthe-sur-le-Lac).
Zone 27	Mirabel, Saint-Placide
Zone 28	MRC Thérèse-de-Blainville (Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse).
Zone 29	MRC Les Moulins (Terrebonne, Mascouche).
Zone 30	Charlemagne, Lavaltrie, L'Assomption, Repentigny, Saint-Sulpice, L'Épiphanie
Zone 31	Gore, Saint-Colomban, Saint-Jérôme.
Zone 32	Longueuil.
Zone 33	Boucherville, Saint-Amable, Sainte-Julie, Varennes, Verchères
Zone 34	Beloeil, McMasterville, Mont-Saint-Hilaire, Otterburn Park, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Saint-Mathieu-de-Beloeil.
Zone 35	Carignan, Chambly, Richelieu, Saint-Mathias-sur-Richelieu.
Zone 36	Brossard, La Prairie, Saint-Lambert.
Zone 37	Candiac, Delson, Saint-Constant, Saint-Mathieu, Saint-Philippe, Sainte-Catherine.
Zone 38	Beauharnois, Châteauguay, Léry, Mercier, Saint-Isidore.
Zone 39	Hudson, Les Cèdres, L'Île-Cadieux, L'Île-Perrot, Notre-Dame-de-L'Île-Perrot, Pincourt, Pointe-des-Cascades, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Vaudreuil-sur-le-Lac, Saint-Zotique, Coteau-du-Lac M, Les Coteaux M

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) August 2016		
Montreal CMA[1]	July 2016	August 2016
Trend[2]	15,587	16,016
SAAR	15,161	17,748
	August 2015	August 2016
Actual		
August - Single-Detached	183	133
August - Multiples	919	1,314
August - Total	1,102	1,447
January to August - Single-Detached	1,563	1,570
January to August - Multiples	8,432	8,738
January to August - Total	9,995	10,308

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Montréal CMA
August 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2016	133	40	46	0	17	940	0	271	1,447
August 2015	183	68	58	0	0	355	0	292	1,102
% Change	-27.3	-41.2	-20.7	n/a	n/a	164.8	n/a	-7.2	31.3
Year-to-date 2016	1,570	530	497	0	271	4,070	3	3,194	10,308
Year-to-date 2015	1,563	430	370	0	163	3,527	2	3,774	9,995
% Change	0.4	23.3	34.3	n/a	66.3	15.4	50.0	-15.4	3.1
UNDER CONSTRUCTION									
August 2016	936	324	507	0	355	9,709	0	5,865	18,278
August 2015	996	308	379	0	136	9,396	0	5,193	17,089
% Change	-6.0	5.2	33.8	n/a	161.0	3.3	n/a	12.9	7.0
COMPLETIONS									
August 2016	215	72	51	0	44	305	0	158	845
August 2015	195	52	115	0	37	674	0	156	1,229
% Change	10.3	38.5	-55.7	n/a	18.9	-54.7	n/a	1.3	-31.2
Year-to-date 2016	1,454	482	413	0	288	4,543	14	4,758	12,274
Year-to-date 2015	1,611	418	630	0	134	4,401	0	2,106	9,357
% Change	-9.7	15.3	-34.4	n/a	114.9	3.2	n/a	125.9	31.2
COMPLETED & NOT ABSORBED									
August 2016	266	150	145	0	100	2,055	n/a	n/a	2,716
August 2015	351	194	254	0	71	2,731	n/a	n/a	3,601
% Change	-24.2	-22.7	-42.9	n/a	40.8	-24.8	n/a	n/a	-24.6
ABSORBED									
August 2016	235	79	63	0	50	470	n/a	n/a	897
August 2015	230	62	130	0	35	635	n/a	n/a	1,092
% Change	2.2	27.4	-51.5	n/a	42.9	-26.0	n/a	n/a	-17.9
Year-to-date 2016	1,551	532	456	0	251	4,927	n/a	n/a	7,717
Year-to-date 2015	1,626	454	560	0	105	4,473	n/a	n/a	7,218
% Change	-4.6	17.2	-18.6	n/a	139.0	10.1	n/a	n/a	6.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket August 2016									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Island of Montréal									
August 2016	7	4	9	0	7	616	0	80	723
August 2015	12	4	21	0	0	53	0	152	288
Laval									
August 2016	8	0	2	0	0	246	0	15	271
August 2015	8	0	0	0	0	132	0	0	140
North Shore									
August 2016	70	12	29	0	0	6	0	139	256
August 2015	83	18	10	0	0	17	0	47	275
South Shore									
August 2016	32	24	6	0	6	56	0	37	161
August 2015	60	40	27	0	0	102	0	93	322
Vaudreuil-Soulanges									
August 2016	16	0	0	0	4	16	0	0	36
August 2015	20	6	0	0	0	51	0	0	77
Montréal CMA									
August 2016	133	40	46	0	17	940	0	271	1,447
August 2015	183	68	58	0	0	355	0	292	1,102
UNDER CONSTRUCTION									
Island of Montréal									
August 2016	99	30	139	0	188	6,446	0	2,526	9,765
August 2015	97	38	130	0	27	6,139	0	2,111	8,957
Laval									
August 2016	59	4	48	0	8	1,200	0	313	1,632
August 2015	84	16	18	0	14	715	0	401	1,414
North Shore									
August 2016	372	70	121	0	71	956	0	1,455	3,210
August 2015	400	74	88	0	37	1,308	0	1,213	3,220
South Shore									
August 2016	304	210	119	0	43	863	0	1,214	2,833
August 2015	304	152	91	0	45	1,129	0	1,405	3,126
Vaudreuil-Soulanges									
August 2016	102	10	80	0	45	244	0	357	838
August 2015	111	28	52	0	13	105	0	63	372
Montréal CMA									
August 2016	936	324	507	0	355	9,709	0	5,865	18,278
August 2015	996	308	379	0	136	9,396	0	5,193	17,089

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Island of Montréal									
August 2016	11	4	6	0	0	70	0	1	92
August 2015	6	0	37	0	0	188	0	26	257
Laval									
August 2016	22	2	0	0	0	19	0	24	67
August 2015	18	4	28	0	0	23	0	11	84
North Shore									
August 2016	98	16	10	0	26	100	0	80	330
August 2015	112	18	5	0	33	339	0	111	618
South Shore									
August 2016	70	46	21	0	8	113	0	53	311
August 2015	44	30	26	0	4	93	0	8	205
Vaudreuil-Soulanges									
August 2016	14	4	14	0	10	3	0	0	45
August 2015	15	0	19	0	0	31	0	0	65
Montréal CMA									
August 2016	215	72	51	0	44	305	0	158	845
August 2015	195	52	115	0	37	674	0	156	1,229
COMPLETED & NOT ABSORBED									
Island of Montréal									
August 2016	12	7	12	0	11	553	n/a	n/a	595
August 2015	10	26	28	0	1	1,010	n/a	n/a	1,075
Laval									
August 2016	38	22	16	0	10	341	n/a	n/a	427
August 2015	34	30	48	0	10	306	n/a	n/a	428
North Shore									
August 2016	144	35	66	0	59	755	n/a	n/a	1,059
August 2015	216	54	106	0	38	779	n/a	n/a	1,193
South Shore									
August 2016	56	82	35	0	4	387	n/a	n/a	564
August 2015	71	77	50	0	20	550	n/a	n/a	768
Vaudreuil-Soulanges									
August 2016	16	4	16	0	16	19	n/a	n/a	71
August 2015	20	7	22	0	2	86	n/a	n/a	137
Montréal CMA									
August 2016	266	150	145	0	100	2,055	n/a	n/a	2,716
August 2015	351	194	254	0	71	2,731	n/a	n/a	3,601

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Island of Montréal									
August 2016	12	7	6	0	0	206	n/a	n/a	231
August 2015	6	0	48	0	0	253	n/a	n/a	307
Laval									
August 2016	27	8	2	0	7	80	n/a	n/a	124
August 2015	18	9	30	0	0	45	n/a	n/a	102
North Shore									
August 2016	113	20	14	0	31	83	n/a	n/a	261
August 2015	142	22	19	0	24	206	n/a	n/a	413
South Shore									
August 2016	68	40	23	0	6	96	n/a	n/a	233
August 2015	50	31	25	0	11	108	n/a	n/a	225
Vaudreuil-Soulanges									
August 2016	15	4	18	0	6	5	n/a	n/a	48
August 2015	14	0	8	0	0	23	n/a	n/a	45
Montréal CMA									
August 2016	235	79	63	0	50	470	n/a	n/a	897
August 2015	230	62	130	0	35	635	n/a	n/a	1,092

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Montréal CMA
2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	2,400	678	615	0	318	7,542	4	6,924	18,744
% Change	-10.3	-7.1	-20.0	n/a	103.8	-27.2	33.3	98.3	0.4
2014	2,677	730	769	0	156	10,360	3	3,492	18,672
% Change	-11.9	3.3	41.4	n/a	102.6	18.7	-62.5	49.9	19.4
2013	3,039	707	544	0	77	8,728	8	2,329	15,632
% Change	-23.2	-31.4	-60.5	-100.0	-2.5	-26.0	n/a	2.5	-24.1
2012	3,958	1,030	1,377	1	79	11,801	0	2,272	20,591
% Change	-14.9	-12.6	-1.1	n/a	-20.2	-6.2	n/a	-0.4	-9.4
2011	4,653	1,178	1,392	0	99	12,582	0	2,281	22,719
% Change	-19.6	-8.3	-8.8	n/a	-39.6	22.2	n/a	-7.7	3.3
2010	5,789	1,284	1,527	0	164	10,293	0	2,472	22,001
% Change	6.3	24.4	30.1	n/a	-20.0	38.1	-100.0	-22.8	14.3
2009	5,446	1,032	1,174	0	205	7,452	32	3,200	19,251
% Change	-17.5	2.2	-12.5	n/a	-26.5	-6.9	146.2	-26.1	-12.2
2008	6,602	1,010	1,341	0	279	8,001	13	4,331	21,927
% Change	-17.6	9.5	32.2	n/a	-47.9	17.2	-78.3	-18.4	-5.6
2007	8,013	922	1,014	0	535	6,826	60	5,307	23,233
% Change	2.8	21.6	50.7	n/a	13.3	-9.9	**	9.5	1.8
2006	7,793	758	673	0	472	7,578	4	4,846	22,813

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
August 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	% Change
Zone 1	1	0	2	0	0	0	0	0	3	0	n/a
Zone 2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 3	0	0	0	0	0	0	80	43	80	43	86.0
Zone 4	3	0	0	0	0	0	0	0	3	0	n/a
Zone 5	0	0	0	0	0	0	0	0	0	0	n/a
Zone 6	0	0	0	2	0	0	6	0	6	2	200.0
Zone 7	0	1	0	0	0	0	5	134	5	135	-96.3
Zone 8	0	0	0	2	0	0	0	0	0	2	-100.0
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	1	0	0	0	0	0	0	0	1	0	n/a
Zone 11	0	0	0	0	0	0	61	0	61	0	n/a
Zone 12	0	0	0	0	0	0	0	6	0	6	-100.0
Zone 13	0	0	0	0	0	0	0	0	0	0	n/a
Zone 14	0	0	0	0	6	5	0	0	6	5	20.0
Zone 15	0	2	2	0	0	0	0	0	2	2	0.0
Zone 16	0	0	0	0	0	0	0	22	0	22	-100.0
Zone 17	0	0	0	0	0	0	508	8	508	8	**
Zone 18	0	0	0	0	0	0	0	0	0	0	n/a
Zone 19.1	0	0	0	0	0	0	0	0	0	0	n/a
Zone 19.2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 20	0	0	0	0	0	0	0	4	0	4	-100.0
Zone 21	2	8	0	0	3	14	36	6	41	28	46.4
Zone 22	0	1	0	0	7	0	0	30	7	31	-77.4
Zone 23	4	5	0	0	0	0	246	132	250	137	82.5
Zone 24	2	3	0	0	0	0	0	0	2	3	-33.3
Zone 25	2	0	0	0	0	0	17	0	19	0	n/a
Zone 26	12	3	6	0	0	0	2	0	20	3	**
Zone 27	12	15	0	0	0	0	4	7	16	22	-27.3
Zone 28	3	7	2	0	14	6	123	1	142	14	**
Zone 29	14	16	2	8	4	4	6	38	26	66	-60.6
Zone 30	14	9	0	4	7	0	9	100	30	113	-73.5
Zone 31	15	33	2	6	0	0	5	18	22	57	-61.4
Zone 32	0	18	2	2	6	0	11	9	19	29	-34.5
Zone 33	3	5	2	0	0	0	19	0	24	5	**
Zone 34	8	4	0	0	0	0	15	18	23	22	4.5
Zone 35	5	10	4	12	0	0	24	38	33	60	-45.0
Zone 36	4	3	6	4	0	4	4	20	14	31	-54.8
Zone 37	5	9	8	18	6	14	0	50	19	91	-79.1
Zone 38	7	11	2	4	0	9	20	60	29	84	-65.5
Zone 39	16	20	0	6	4	0	16	51	36	77	-53.2
Montréal CMA	133	183	40	68	57	56	1,217	795	1,447	1,102	31.3

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Zone 1	4	2	2	0	0	6	195	67	201	75	168.0
Zone 2	0	0	2	0	0	0	0	0	2	0	n/a
Zone 3	1	1	0	0	0	3	280	265	281	269	4.5
Zone 4	24	10	0	0	0	0	0	0	24	10	140.0
Zone 5	0	0	0	0	0	0	22	111	22	111	-80.2
Zone 6	0	0	2	8	36	14	309	27	347	49	**
Zone 7	11	8	20	0	0	4	637	223	668	235	184.3
Zone 8	0	4	0	6	0	0	3	13	3	23	-87.0
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	1	6	0	0	12	4	0	0	13	10	30.0
Zone 11	0	0	0	2	0	0	123	59	123	61	101.6
Zone 12	9	13	4	6	0	7	49	44	62	70	-11.4
Zone 13	0	1	0	0	20	22	129	302	149	325	-54.2
Zone 14	6	3	0	0	14	20	16	31	36	54	-33.3
Zone 15	7	7	6	0	0	0	0	2	13	9	44.4
Zone 16	1	1	0	0	6	0	33	255	40	256	-84.4
Zone 17	0	1	2	0	3	0	1,683	484	1,688	485	**
Zone 18	2	1	0	0	0	0	140	28	142	29	**
Zone 19.1	0	1	0	0	0	0	0	28	0	29	-100.0
Zone 19.2	0	0	0	0	0	0	0	194	0	194	-100.0
Zone 20	0	0	0	0	0	0	0	4	0	4	-100.0
Zone 21	17	20	0	0	36	18	38	14	91	52	75.0
Zone 22	5	11	0	2	34	0	0	33	39	46	-15.2
Zone 23	40	45	8	10	8	10	482	554	538	619	-13.1
Zone 24	32	50	6	8	38	34	338	332	414	424	-2.4
Zone 25	32	23	8	22	0	10	80	9	120	64	87.5
Zone 26	117	86	32	10	34	9	439	113	622	218	185.3
Zone 27	212	199	16	6	72	14	275	187	575	406	41.6
Zone 28	74	62	4	22	28	32	315	647	421	763	-44.8
Zone 29	114	128	60	32	97	56	232	801	503	1,017	-50.5
Zone 30	71	85	12	38	28	6	32	125	143	254	-43.7
Zone 31	159	175	44	22	4	16	271	293	478	506	-5.5
Zone 32	55	87	28	20	64	40	288	245	435	392	11.0
Zone 33	58	49	30	2	0	4	156	235	244	290	-15.9
Zone 34	56	62	2	4	19	0	103	80	180	146	23.3
Zone 35	114	96	78	56	0	4	150	238	342	394	-13.2
Zone 36	50	29	34	28	20	28	409	402	513	487	5.3
Zone 37	55	56	84	66	42	59	56	291	237	472	-49.8
Zone 38	57	53	36	34	11	18	72	617	176	722	-75.6
Zone 39	186	188	10	30	103	53	124	154	423	425	-0.5
Montréal CMA	1,570	1,563	530	434	729	491	7,479	7,507	10,308	9,995	3.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
August 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015
Zone 1	0	0	0	0	0	0	0	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	0	80	43
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	0	0	0	0
Zone 6	0	0	0	0	6	0	0	0
Zone 7	0	0	0	0	5	9	0	79
Zone 8	0	0	0	0	0	0	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	0	0	0	0	0	0	0
Zone 11	0	0	0	0	61	0	0	0
Zone 12	0	0	0	0	0	0	0	6
Zone 13	0	0	0	0	0	0	0	0
Zone 14	6	5	0	0	0	0	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	0	16	0	6
Zone 17	0	0	0	0	508	0	0	8
Zone 18	0	0	0	0	0	0	0	0
Zone 19.1	0	0	0	0	0	0	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	4
Zone 21	3	14	0	0	36	0	0	6
Zone 22	7	0	0	0	0	30	0	0
Zone 23	0	0	0	0	246	132	0	0
Zone 24	0	0	0	0	0	0	0	0
Zone 25	0	0	0	0	2	0	15	0
Zone 26	0	0	0	0	0	0	2	0
Zone 27	0	0	0	0	0	0	4	7
Zone 28	14	6	0	0	4	0	119	1
Zone 29	4	4	0	0	0	0	6	38
Zone 30	7	0	0	0	6	0	3	0
Zone 31	0	0	0	0	0	17	5	1
Zone 32	6	0	0	0	0	3	11	6
Zone 33	0	0	0	0	16	0	3	0
Zone 34	0	0	0	0	15	18	0	0
Zone 35	0	0	0	0	21	38	3	0
Zone 36	0	4	0	0	4	20	0	0
Zone 37	6	14	0	0	0	18	0	32
Zone 38	0	9	0	0	0	5	20	55
Zone 39	4	0	0	0	16	51	0	0
Montréal CMA	57	56	0	0	946	357	271	292

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Zone 1	0	6	0	0	195	36	0	31
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	3	0	0	91	32	189	233
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	6	111	16	0
Zone 6	36	14	0	0	189	18	120	9
Zone 7	0	4	0	0	48	90	582	87
Zone 8	0	0	0	0	3	3	0	10
Zone 9	0	0	0	0	0	0	0	0
Zone 10	12	4	0	0	0	0	0	0
Zone 11	0	0	0	0	85	33	38	6
Zone 12	0	7	0	0	43	31	6	13
Zone 13	20	22	0	0	123	286	6	16
Zone 14	14	20	0	0	16	31	0	0
Zone 15	0	0	0	0	0	2	0	0
Zone 16	6	0	0	0	5	245	28	10
Zone 17	3	0	0	0	1,015	472	582	12
Zone 18	0	0	0	0	118	15	22	13
Zone 19.1	0	0	0	0	0	28	0	0
Zone 19.2	0	0	0	0	0	194	0	0
Zone 20	0	0	0	0	0	0	0	4
Zone 21	36	18	0	0	38	8	0	6
Zone 22	34	0	0	0	0	30	0	3
Zone 23	8	10	0	0	479	240	3	314
Zone 24	35	34	3	0	301	136	37	196
Zone 25	0	10	0	0	24	3	56	6
Zone 26	34	9	0	0	220	98	219	15
Zone 27	72	14	0	0	153	92	122	95
Zone 28	28	32	0	0	26	235	289	412
Zone 29	97	56	0	0	172	87	60	714
Zone 30	28	6	0	0	14	6	18	19
Zone 31	4	16	0	0	48	97	223	196
Zone 32	64	40	0	0	158	99	130	146
Zone 33	0	4	0	0	47	104	29	131
Zone 34	19	0	0	0	75	61	28	19
Zone 35	0	4	0	0	78	168	72	70
Zone 36	20	28	0	0	258	203	151	199
Zone 37	42	59	0	0	8	140	48	151
Zone 38	11	18	0	0	16	41	56	576
Zone 39	103	53	0	0	60	92	64	62
Montréal CMA	726	491	3	0	4,112	3,567	3,194	3,774

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market August 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015
Zone 1	3	0	0	0	0	0	3	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	80	43	80	43
Zone 4	3	0	0	0	0	0	3	0
Zone 5	0	0	0	0	0	0	0	0
Zone 6	0	2	6	0	0	0	6	2
Zone 7	0	3	5	7	0	79	5	135
Zone 8	0	2	0	0	0	0	0	2
Zone 9	0	0	0	0	0	0	0	0
Zone 10	1	0	0	0	0	0	1	0
Zone 11	0	0	61	0	0	0	61	0
Zone 12	0	0	0	0	0	6	0	6
Zone 13	0	0	0	0	0	0	0	0
Zone 14	6	5	0	0	0	0	6	5
Zone 15	2	2	0	0	0	0	2	2
Zone 16	0	0	0	16	0	6	0	22
Zone 17	0	0	508	0	0	8	508	8
Zone 18	0	0	0	0	0	0	0	0
Zone 19.1	0	0	0	0	0	0	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	4	0	4
Zone 21	5	22	36	0	0	6	41	28
Zone 22	0	1	7	30	0	0	7	31
Zone 23	4	5	246	132	0	0	250	137
Zone 24	2	3	0	0	0	0	2	3
Zone 25	4	0	0	0	15	0	19	0
Zone 26	18	3	0	0	2	0	20	3
Zone 27	12	15	0	0	4	7	16	22
Zone 28	23	13	0	0	119	1	142	14
Zone 29	20	28	0	0	6	38	26	66
Zone 30	21	13	6	0	3	0	30	113
Zone 31	17	39	0	17	5	1	22	57
Zone 32	8	20	0	3	11	6	19	29
Zone 33	5	5	16	0	3	0	24	5
Zone 34	8	4	15	18	0	0	23	22
Zone 35	9	22	21	38	3	0	33	60
Zone 36	10	11	4	20	0	0	14	31
Zone 37	13	41	6	18	0	32	19	91
Zone 38	9	24	0	5	20	55	29	84
Zone 39	16	26	20	51	0	0	36	77
Montréal CMA	219	309	957	355	271	292	1,447	1,102

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - August 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Zone 1	6	12	195	32	0	31	201	75
Zone 2	2	0	0	0	0	0	2	0
Zone 3	3	3	89	33	189	233	281	269
Zone 4	24	10	0	0	0	0	24	10
Zone 5	0	0	6	111	16	0	22	111
Zone 6	2	8	225	32	120	9	347	49
Zone 7	35	10	44	92	582	87	668	235
Zone 8	0	10	3	3	0	10	3	23
Zone 9	0	0	0	0	0	0	0	0
Zone 10	13	10	0	0	0	0	13	10
Zone 11	0	2	85	33	38	6	123	61
Zone 12	13	26	43	31	6	13	62	70
Zone 13	0	23	143	286	6	16	149	325
Zone 14	20	8	16	46	0	0	36	54
Zone 15	13	7	0	2	0	0	13	9
Zone 16	7	1	5	245	28	10	40	256
Zone 17	5	1	1,015	472	582	12	1,688	485
Zone 18	2	7	118	9	22	13	142	29
Zone 19.1	0	1	0	28	0	0	0	29
Zone 19.2	0	0	0	194	0	0	0	194
Zone 20	0	0	0	0	0	4	0	4
Zone 21	35	38	56	8	0	6	91	52
Zone 22	23	13	16	30	0	3	39	46
Zone 23	56	67	479	238	3	314	538	619
Zone 24	55	76	319	150	40	198	414	424
Zone 25	46	51	18	7	56	6	120	64
Zone 26	174	105	229	98	219	15	622	218
Zone 27	293	221	160	90	122	95	575	406
Zone 28	96	99	36	252	289	412	421	763
Zone 29	203	195	240	108	60	714	503	1,017
Zone 30	109	131	16	4	18	19	143	254
Zone 31	207	213	48	97	223	196	478	506
Zone 32	147	129	158	117	130	146	435	392
Zone 33	88	55	47	104	29	131	244	290
Zone 34	77	66	75	61	28	19	180	146
Zone 35	192	152	78	172	72	70	342	394
Zone 36	108	77	254	211	151	199	513	487
Zone 37	164	178	25	143	48	151	237	472
Zone 38	108	98	12	48	56	576	176	722
Zone 39	271	260	88	103	64	62	423	425
Montréal CMA	2,597	2,363	4,341	3,690	3,197	3,776	10,308	9,995

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
August 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	% Change
Zone 1	0	0	0	0	0	0	0	0	0	0	n/a
Zone 2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 3	0	0	0	0	0	0	0	0	0	0	n/a
Zone 4	2	4	0	0	0	0	0	0	2	4	-50.0
Zone 5	0	0	0	0	0	0	0	0	0	0	n/a
Zone 6	0	0	0	0	0	0	0	0	0	0	n/a
Zone 7	0	0	2	0	0	0	6	4	8	4	100.0
Zone 8	0	0	0	0	0	0	0	0	0	0	n/a
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	0	0	0	0	4	0	0	0	4	0	n/a
Zone 11	0	1	0	0	0	0	0	2	0	3	-100.0
Zone 12	1	0	0	0	0	0	0	0	1	0	n/a
Zone 13	0	0	0	0	0	35	0	28	0	63	-100.0
Zone 14	0	0	0	0	0	0	58	0	58	0	n/a
Zone 15	1	0	2	0	0	0	0	0	3	0	n/a
Zone 16	0	0	0	0	0	0	0	3	0	3	-100.0
Zone 17	0	0	0	0	0	0	0	179	0	179	-100.0
Zone 18	0	0	0	0	0	0	9	0	9	0	n/a
Zone 19.1	1	0	0	0	0	0	0	0	1	0	n/a
Zone 19.2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 20	0	0	0	0	0	0	0	0	0	0	n/a
Zone 21	4	1	0	0	0	0	0	0	4	1	**
Zone 22	2	0	0	0	0	0	0	0	2	0	n/a
Zone 23	7	7	2	4	0	0	0	0	9	11	-18.2
Zone 24	6	8	0	0	0	28	33	20	39	56	-30.4
Zone 25	9	3	0	0	0	0	10	14	19	17	11.8
Zone 26	12	5	0	0	4	0	0	47	16	52	-69.2
Zone 27	17	24	2	0	6	0	13	113	38	137	-72.3
Zone 28	13	8	0	4	14	19	70	149	97	180	-46.1
Zone 29	15	35	2	10	12	17	21	26	50	88	-43.2
Zone 30	6	13	2	2	0	0	0	13	8	28	-71.4
Zone 31	35	27	10	2	0	0	76	104	121	133	-9.0
Zone 32	11	10	6	0	17	11	32	15	66	36	83.3
Zone 33	9	6	0	0	0	0	20	20	29	26	11.5
Zone 34	4	9	0	0	0	0	24	6	28	15	86.7
Zone 35	18	9	16	6	0	4	51	30	85	49	73.5
Zone 36	9	2	10	0	0	7	12	1	31	10	**
Zone 37	10	1	10	16	3	4	18	18	41	39	5.1
Zone 38	9	7	4	8	9	4	9	11	31	30	3.3
Zone 39	14	15	4	0	24	19	3	31	45	65	-30.8
Montréal CMA	215	195	72	52	93	148	465	834	845	1,229	-31.2

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Zone 1	2	3	0	6	0	0	38	259	40	268	-85.1
Zone 2	0	0	2	0	0	0	3	0	5	0	n/a
Zone 3	0	1	0	0	3	0	495	217	498	218	128.4
Zone 4	6	9	0	0	0	0	0	0	6	9	-33.3
Zone 5	1	0	0	0	0	0	63	10	64	10	**
Zone 6	1	1	4	0	31	19	161	285	197	305	-35.4
Zone 7	10	4	14	4	15	14	168	131	207	153	35.3
Zone 8	3	1	0	0	0	0	22	0	25	1	**
Zone 9	0	0	0	0	0	0	57	0	57	0	n/a
Zone 10	0	15	0	0	4	0	0	40	4	55	-92.7
Zone 11	0	3	0	0	0	0	44	94	44	97	-54.6
Zone 12	19	8	8	2	0	0	34	26	61	36	69.4
Zone 13	0	2	0	0	23	44	900	69	923	115	**
Zone 14	4	11	0	0	32	43	71	120	107	174	-38.5
Zone 15	6	5	6	4	0	0	359	0	371	9	**
Zone 16	0	1	0	0	0	0	207	301	207	302	-31.5
Zone 17	0	1	0	0	0	0	1,134	964	1,134	965	17.5
Zone 18	2	2	0	0	0	0	151	37	153	39	**
Zone 19.1	1	1	0	0	0	0	15	66	16	67	-76.1
Zone 19.2	0	1	0	0	0	0	0	0	0	1	-100.0
Zone 20	0	0	0	0	0	0	0	12	0	12	-100.0
Zone 21	15	24	0	4	22	0	81	51	118	79	49.4
Zone 22	14	13	0	2	6	22	30	146	50	183	-72.7
Zone 23	29	52	12	12	13	21	564	215	618	300	106.0
Zone 24	35	53	4	14	24	53	338	165	401	285	40.7
Zone 25	29	38	10	16	11	20	72	25	122	99	23.2
Zone 26	93	87	24	4	13	0	185	206	315	297	6.1
Zone 27	169	221	10	18	57	35	256	321	492	595	-17.3
Zone 28	81	66	10	18	48	41	710	314	849	439	93.4
Zone 29	111	141	58	36	90	89	671	148	930	414	124.6
Zone 30	69	85	18	24	6	16	136	112	229	237	-3.4
Zone 31	187	192	36	16	10	23	362	693	595	924	-35.6
Zone 32	70	60	30	32	45	70	518	377	663	539	23.0
Zone 33	47	41	20	4	0	0	172	328	239	373	-35.9
Zone 34	39	56	8	4	6	9	164	82	217	151	43.7
Zone 35	103	67	74	42	0	10	292	152	469	271	73.1
Zone 36	40	33	26	14	20	21	396	94	482	162	197.5
Zone 37	46	45	64	80	53	58	210	94	373	277	34.7
Zone 38	53	75	16	40	13	18	439	178	521	311	67.5
Zone 39	176	193	28	22	136	91	132	279	472	585	-19.3
Montréal CMA	1,461	1,611	482	418	681	717	9,650	6,611	12,274	9,357	31.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
August 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015
Zone 1	0	0	0	0	0	0	0	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	0	0	0
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	0	0	0	0
Zone 6	0	0	0	0	0	0	0	0
Zone 7	0	0	0	0	6	0	0	4
Zone 8	0	0	0	0	0	0	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	4	0	0	0	0	0	0	0
Zone 11	0	0	0	0	0	2	0	0
Zone 12	0	0	0	0	0	0	0	0
Zone 13	0	35	0	0	0	28	0	0
Zone 14	0	0	0	0	57	0	1	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	0	3	0	0
Zone 17	0	0	0	0	0	157	0	22
Zone 18	0	0	0	0	9	0	0	0
Zone 19.1	0	0	0	0	0	0	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	0	0	0	0	0	0	0	0
Zone 22	0	0	0	0	0	0	0	0
Zone 23	0	0	0	0	0	0	0	0
Zone 24	0	28	0	0	12	9	21	11
Zone 25	0	0	0	0	7	14	3	0
Zone 26	4	0	0	0	0	13	0	34
Zone 27	6	0	0	0	0	86	13	27
Zone 28	14	19	0	0	70	143	0	6
Zone 29	12	17	0	0	15	21	6	5
Zone 30	0	0	0	0	0	12	0	1
Zone 31	0	0	0	0	15	66	61	38
Zone 32	17	11	0	0	23	12	9	3
Zone 33	0	0	0	0	12	20	8	0
Zone 34	0	0	0	0	24	6	0	0
Zone 35	0	4	0	0	42	29	9	1
Zone 36	0	7	0	0	12	0	0	1
Zone 37	3	4	0	0	0	18	18	0
Zone 38	9	4	0	0	0	8	9	3
Zone 39	24	19	0	0	3	31	0	0
Montréal CMA	93	148	0	0	307	678	158	156

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Zone 1	0	0	0	0	34	180	4	79
Zone 2	0	0	0	0	3	0	0	0
Zone 3	3	0	0	0	270	217	225	0
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	63	10	0	0
Zone 6	31	19	0	0	161	135	0	150
Zone 7	11	14	4	0	49	87	15	44
Zone 8	0	0	0	0	4	0	18	0
Zone 9	0	0	0	0	57	0	0	0
Zone 10	4	0	0	0	0	40	0	0
Zone 11	0	0	0	0	31	93	13	1
Zone 12	0	0	0	0	19	23	15	3
Zone 13	23	44	0	0	415	63	485	6
Zone 14	32	43	0	0	70	120	1	0
Zone 15	0	0	0	0	42	0	317	0
Zone 16	0	0	0	0	203	286	4	15
Zone 17	0	0	0	0	838	620	244	287
Zone 18	0	0	0	0	15	37	136	0
Zone 19.1	0	0	0	0	15	66	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	12	0	0
Zone 21	22	0	0	0	81	51	0	0
Zone 22	6	22	0	0	30	140	0	6
Zone 23	13	21	0	0	195	117	369	98
Zone 24	24	53	0	0	140	113	32	52
Zone 25	11	20	0	0	17	22	55	3
Zone 26	13	0	0	0	156	54	29	152
Zone 27	54	35	3	0	117	166	139	155
Zone 28	48	41	0	0	292	226	418	88
Zone 29	90	89	0	0	221	136	450	12
Zone 30	6	16	0	0	73	90	63	22
Zone 31	10	23	0	0	118	179	244	514
Zone 32	45	70	0	0	156	283	362	94
Zone 33	0	0	0	0	77	230	95	98
Zone 34	6	9	0	0	96	48	68	34
Zone 35	0	10	0	0	211	122	81	30
Zone 36	20	21	0	0	204	92	192	2
Zone 37	53	58	0	0	22	50	188	44
Zone 38	13	18	0	0	18	112	421	66
Zone 39	136	91	0	0	57	228	75	51
Montréal CMA	674	717	7	0	4,570	4,448	4,758	2,106

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market August 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015
Zone 1	0	0	0	0	0	0	0	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	0	0	0
Zone 4	2	4	0	0	0	0	2	4
Zone 5	0	0	0	0	0	0	0	0
Zone 6	0	0	0	0	0	0	0	0
Zone 7	2	0	6	0	0	4	8	4
Zone 8	0	0	0	0	0	0	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	4	0	0	0	0	0	4	0
Zone 11	0	3	0	0	0	0	0	3
Zone 12	1	0	0	0	0	0	1	0
Zone 13	0	35	0	28	0	0	0	63
Zone 14	2	0	55	0	1	0	58	0
Zone 15	3	0	0	0	0	0	3	0
Zone 16	0	0	0	3	0	0	0	3
Zone 17	0	0	0	157	0	22	0	179
Zone 18	0	0	9	0	0	0	9	0
Zone 19.1	1	0	0	0	0	0	1	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	4	1	0	0	0	0	4	1
Zone 22	2	0	0	0	0	0	2	0
Zone 23	9	11	0	0	0	0	9	11
Zone 24	6	36	12	9	21	11	39	56
Zone 25	9	3	7	14	3	0	19	17
Zone 26	16	5	0	13	0	34	16	52
Zone 27	19	26	6	84	13	27	38	137
Zone 28	13	12	84	162	0	6	97	180
Zone 29	23	48	21	35	6	5	50	88
Zone 30	8	15	0	12	0	1	8	28
Zone 31	45	29	15	66	61	38	121	133
Zone 32	34	17	23	16	9	3	66	36
Zone 33	9	6	12	20	8	0	29	26
Zone 34	4	9	24	6	0	0	28	15
Zone 35	34	19	42	29	9	1	85	49
Zone 36	19	9	12	0	0	1	31	10
Zone 37	20	21	3	18	18	0	41	39
Zone 38	17	19	5	8	9	3	31	30
Zone 39	32	34	13	31	0	0	45	65
Montréal CMA	338	362	349	711	158	156	845	1,229

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - August 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Zone 1	2	9	34	180	4	79	40	268
Zone 2	5	0	0	0	0	0	5	0
Zone 3	0	1	273	217	225	0	498	218
Zone 4	6	9	0	0	0	0	6	9
Zone 5	1	0	63	10	0	0	64	10
Zone 6	5	20	192	135	0	150	197	305
Zone 7	24	22	60	87	19	44	207	153
Zone 8	3	1	4	0	18	0	25	1
Zone 9	0	0	57	0	0	0	57	0
Zone 10	4	15	0	40	0	0	4	55
Zone 11	0	7	31	89	13	1	44	97
Zone 12	27	10	19	23	15	3	61	36
Zone 13	0	50	438	59	485	6	923	115
Zone 14	25	54	81	120	1	0	107	174
Zone 15	12	9	42	0	317	0	371	9
Zone 16	0	1	203	286	4	15	207	302
Zone 17	2	1	836	620	244	287	1,134	965
Zone 18	2	2	15	37	136	0	153	39
Zone 19.1	1	1	15	66	0	0	16	67
Zone 19.2	0	1	0	0	0	0	0	1
Zone 20	0	0	0	12	0	0	0	12
Zone 21	23	28	95	51	0	0	118	79
Zone 22	20	37	30	140	0	6	50	183
Zone 23	48	71	201	131	369	98	618	300
Zone 24	39	120	164	113	32	52	401	285
Zone 25	50	79	17	17	55	3	122	99
Zone 26	125	91	160	54	30	152	315	297
Zone 27	243	276	107	164	142	155	492	595
Zone 28	97	108	332	243	420	88	849	439
Zone 29	207	232	273	170	450	12	930	414
Zone 30	95	125	71	90	63	22	229	237
Zone 31	229	231	118	179	248	514	595	924
Zone 32	145	137	156	308	362	94	663	539
Zone 33	67	45	77	230	95	98	239	373
Zone 34	53	69	96	48	68	34	217	151
Zone 35	177	119	211	122	81	30	469	271
Zone 36	86	70	204	90	192	2	482	162
Zone 37	160	170	25	63	188	44	373	277
Zone 38	77	128	23	117	421	66	521	311
Zone 39	289	310	108	224	75	51	472	585
Montréal CMA	2,349	2,659	4,831	4,535	4,772	2,106	12,274	9,357

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $399,999		$400,000 - $499,999		$500,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Island of Montréal													
August 2016	0	0.0	0	0.0	5	62.5	0	0.0	3	37.5	8	-	-
August 2015	0	0.0	1	20.0	0	0.0	0	0.0	4	80.0	5	-	712,500
Year-to-date 2016	4	7.4	3	5.6	16	29.6	9	16.7	22	40.7	54	-	-
Year-to-date 2015	2	2.6	9	11.8	12	15.8	11	14.5	42	55.3	76	-	727,125
Laval													
August 2016	0	0.0	2	12.5	2	12.5	6	37.5	6	37.5	16	-	-
August 2015	1	7.7	0	0.0	2	15.4	5	38.5	5	38.5	13	-	-
Year-to-date 2016	3	3.8	8	10.1	15	19.0	28	35.4	25	31.6	79	-	502,405
Year-to-date 2015	4	3.8	5	4.8	23	21.9	31	29.5	42	40.0	105	-	-
North Shore													
August 2016	16	22.2	37	51.4	10	13.9	5	6.9	4	5.6	72	-	331,888
August 2015	19	17.6	40	37.0	35	32.4	7	6.5	7	6.5	108	407,500	389,870
Year-to-date 2016	124	23.0	236	43.8	108	20.0	36	6.7	35	6.5	539	370,000	369,751
Year-to-date 2015	159	26.6	225	37.7	141	23.6	39	6.5	33	5.5	597	350,000	370,896
South Shore													
August 2016	5	9.1	11	20.0	22	40.0	6	10.9	11	20.0	55	-	526,260
August 2015	3	6.1	14	28.6	17	34.7	4	8.2	11	22.4	49	-	427,744
Year-to-date 2016	31	8.9	89	25.4	113	32.3	44	12.6	73	20.9	350	-	532,174
Year-to-date 2015	43	12.0	122	34.0	98	27.3	38	10.6	58	16.2	359	-	388,891
Vaudreuil-Soulanges													
August 2016	0	0.0	2	25.0	5	62.5	1	12.5	0	0.0	8	-	432,107
August 2015	3	27.3	2	18.2	4	36.4	1	9.1	1	9.1	11	-	-
Year-to-date 2016	28	18.9	51	34.5	40	27.0	12	8.1	17	11.5	148	400,000	375,224
Year-to-date 2015	38	24.4	37	23.7	36	23.1	23	14.7	22	14.1	156	-	334,966
Montréal CMA													
August 2016	21	13.2	52	32.7	44	27.7	18	11.3	24	15.1	159	410,000	443,026
August 2015	26	14.0	57	30.6	58	31.2	17	9.1	28	15.1	186	400,000	431,214
Year-to-date 2016	190	16.2	387	33.1	292	25.0	129	11.0	172	14.7	1,170	400,000	443,856
Year-to-date 2015	246	19.0	398	30.8	310	24.0	142	11.0	197	15.2	1,293	400,000	435,815

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units August 2016						
Submarket	Aug 2016	Aug 2015	% Change	YTD 2016	YTD 2015	% Change
Zone 1	-	-	n/a	-	-	n/a
Zone 2	-	-	n/a	-	-	n/a
Zone 3	-	-	n/a	-	-	n/a
Zone 4	-	712,500	n/a	-	712,500	n/a
Zone 5	-	-	n/a	-	-	n/a
Zone 6	-	-	n/a	-	-	n/a
Zone 7	-	-	n/a	-	-	n/a
Zone 8	-	-	n/a	-	-	n/a
Zone 9	-	-	n/a	-	-	n/a
Zone 10	-	-	n/a	-	-	n/a
Zone 11	-	-	n/a	-	-	n/a
Zone 12	-	-	n/a	-	-	n/a
Zone 13	-	-	n/a	-	-	n/a
Zone 14	-	-	n/a	-	741,750	n/a
Zone 15	-	-	n/a	-	-	n/a
Zone 16	-	-	n/a	-	-	n/a
Zone 17	-	-	n/a	-	-	n/a
Zone 18	-	-	n/a	-	-	n/a
Zone 19.1	-	-	n/a	-	-	n/a
Zone 19.2	-	-	n/a	-	-	n/a
Zone 20	-	-	n/a	-	-	n/a
Zone 21	-	-	n/a	-	-	n/a
Zone 22	-	-	n/a	-	-	n/a
Zone 23	-	-	n/a	545,573	-	n/a
Zone 24	-	-	n/a	459,237	-	n/a
Zone 25	-	-	n/a	-	-	n/a
Zone 26	-	-	n/a	354,238	329,434	7.5
Zone 27	331,888	386,319	-14.1	371,520	384,514	-3.4
Zone 28	-	482,855	n/a	-	482,855	n/a
Zone 29	-	439,024	n/a	422,622	421,358	0.3
Zone 30	-	-	n/a	281,116	337,776	-16.8
Zone 31	-	322,804	n/a	-	311,609	n/a
Zone 32	-	-	n/a	523,700	373,954	40.0
Zone 33	-	-	n/a	466,297	-	n/a
Zone 34	-	432,757	n/a	433,981	385,320	12.6
Zone 35	-	421,478	n/a	-	421,478	n/a
Zone 36	-	-	n/a	-	-	n/a
Zone 37	526,260	-	n/a	696,444	436,744	59.5
Zone 38	-	-	n/a	-	300,000	n/a
Zone 39	432,107	-	n/a	375,224	334,966	12.0
Montréal CMA	443,026	431,214	2.7	443,856	435,815	1.8

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity[1] for Montreal

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price ($)	Active Listings to Sales Ratio[2]	Last Twelve Months[3]	
						Average Price[2] ($)	Active Listings to Sales Ratio[2]
SINGLE FAMILY*							
August 2016	1,562	2,610	13,602	371,158	8.7	355,749	8.2
August 2015	1,394	2,892	16,154	354,723	11.6	346,830	9.4
% Change	12.1	-9.8	-15.8	4.6	n.d.	2.6	n.d.
YTD 2016	17,210	27,288	15,997	354,371	7.4	n.d.	n.d.
YTD 2015	16,599	30,100	18,009	345,419	8.7	n.d.	n.d.
% Change	3.7	-9.3	-11.2	2.6	n.d.	n.d.	n.d.
CONDOMINIUMS*							
August 2016	846	1,814	11,887	301,459	14.1	281,544	13.1
August 2015	734	2,042	13,107	281,867	17.9	275,631	14.5
% Change	15.3	-11.2	-9.3	7.0	n.d.	2.1	n.d.
YTD 2016	8,726	19,084	13,149	281,441	12.1	n.d.	n.d.
YTD 2015	8,062	19,920	13,781	273,854	13.7	n.d.	n.d.
% Change	8.2	-4.2	-4.6	2.8	n.d.	n.d.	n.d.
PLEX*							
August 2016	285	488	2,578	485,685	9.0	474,485	8.8
August 2015	258	499	2,842	465,009	11.0	466,168	10.0
% Change	10.5	-2.2	-9.3	4.4	n.d.	1.8	n.d.
YTD 2016	2,718	4,792	2,868	479,823	8.4	n.d.	n.d.
YTD 2015	2,538	5,074	3,109	466,419	9.8	n.d.	n.d.
% Change	7.1	-5.6	-7.8	2.9	n.d.	n.d.	n.d.
TOTAL							
August 2016	2,699	4,923	28,142	358,935	10.4	344,462	9.8
August 2015	2,393	5,447	32,192	341,191	13.5	336,195	11.0
% Change	12.8	-9.6	-12.6	5.2	n.d.	2.5	n.d.
YTD 2016	28,679	51,245	32,095	342,714	9.0	n.d.	n.d.
YTD 2015	27,225	55,193	34,980	333,499	10.3	n.d.	n.d.
% Change	5.3	-7.2	-8.2	2.8	n.d.	n.d.	n.d.

[1] Source: QFREB by the Centris® system
The Centris® system contains all the listings of Québec real estate brokers.
[2] Calculations: CMHC.
[3] Weighted average for the last twelve months, to reduce strong variations from one month to another and give a clearer trend.
-- Data not available when there are fewer than 30 sales.
n/a Not applicable.
* Refer to Centris® for the definitions.
** Observed change greater than 100%.

Table 6: Economic Indicators
August 2016

		Interest Rates			NHPI, Total, Montréal CMA 2007=100	CPI, 2002 =100	Montréal Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	116.9	122.9	2,029	7.9	66.0	833
	February	567	2.89	4.74	117.3	124.1	2,036	7.6	66.0	834
	March	567	2.89	4.74	117.3	124.8	2,040	7.7	66.2	832
	April	561	2.89	4.64	117.2	124.9	2,043	7.9	66.3	837
	May	561	2.89	4.64	117.1	125.4	2,039	8.4	66.5	836
	June	561	2.89	4.64	117.1	125.3	2,035	8.7	66.6	841
	July	561	2.89	4.64	117.3	125.3	2,040	8.9	66.8	845
	August	561	2.89	4.64	117.5	125.3	2,042	8.9	66.8	856
	September	561	2.89	4.64	117.7	125.3	2,047	8.7	66.7	863
	October	561	2.89	4.64	117.7	125.6	2,038	8.7	66.4	863
	November	561	3.14	4.64	118.2	125.1	2,037	8.6	66.2	863
	December	561	3.14	4.64	118.1	124.7	2,039	8.7	66.3	858
2016	January	561	3.14	4.64	118.1	124.8	2,046	8.6	66.5	860
	February	561	3.14	4.64	118.4	125.4	2,047	8.7	66.5	860
	March	561	3.14	4.64	118.4	125.8	2,048	8.5	66.4	862
	April	561	3.14	4.64	118.5	126.2	2,051	8.4	66.3	868
	May	561	3.14	4.64	118.5	126.6	2,057	8.1	66.2	869
	June	561	3.14	4.64	118.5	126.2	2,054	7.8	65.9	874
	July	567	3.14	4.74	118.5	125.9	2,049	7.8	65.6	873
	August	567	3.14	4.74		125.8	2,049	7.8	65.5	880
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for almost 70 years.

CMHC helps Canadians meet their housing needs. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer objective housing research and information to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, LinkedIn, Facebook and YouTube.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/en/hoficlincl/homain

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to printed editions of MAC publications, call 1-800-668-2642.

©2016 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

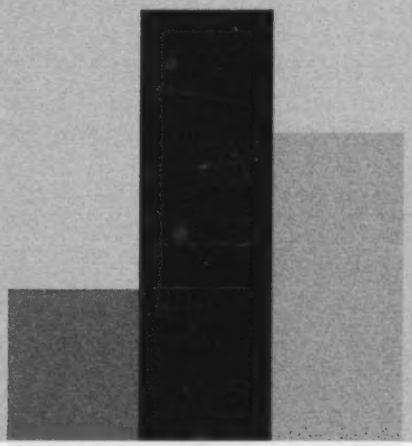
Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please complete the CMHC Copyright request form and email it to CMHC's Canadian Housing Information Centre at chic@cmhc.ca. For permission, please provide CHIC with the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

Local, regional and national analysis and data pertaining to current market conditions and future-oriented trends.

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Regional and Northern
- Housing Market Outlook, Canada and Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

FREE DATA TABLES AVAILABLE ON-LINE

- Housing Construction Activity by Municipality
- Comprehensive Rental Market Survey Tables
- Comprehensive New Home Construction Tables

CMHC's Market Analysis Centre provides a wealth of local, regional, and national data, information, and analysis through its suite of reports, data tables, and interactive tools.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

HOUSING MARKET INFORMATION PORTAL!

The housing data you want, the way you want it.

- Information in one central location
- Quick and easy access
- Neighbourhood level data

cmhc.ca/hmiportal

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

Housing Observer Online

Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions and trends *& much more!*

All links can be shared in social media friendly formats!

Subscribe today to stay in the know!

www.cmhc.ca/observer

64159_2016_M09